

Term Sheet for Rent Supplement Agreement

6 – 14 Acorn Street

Landlord: Hamilton East Kiwanis Non-Profit Homes ("Kiwanis")

Rent Supplement Conditions

1. The Rent Supplements will be subject to the recipient entering into the City of Hamilton's standard rent supplement agreement ("RSA") containing such terms and conditions as set out within this term sheet.
2. The agreement shall have a duration of 20 years.
3. The rent supplement assistance shall be provided to households selected from the centralized waiting list (Access to Housing) maintained by the City of Hamilton.
4. The rent supplements shall only be used at 6 – 14 Acorn Street unless written permission is given the by City of Hamilton for them to be applied elsewhere.
5. The level of financial assistance provided to tenants by Kiwanis through the Rent Supplement will be sufficient to meet the provincial service level standards as described in the *Housing Services Act, 2001* and associated regulations and will use Rent-Geared-to-income calculations or portable housing benefit calculations as determined by the City of Hamilton.
6. Kiwanis will be responsible for determining eligibility for assistance of prospective tenants, calculating rent and collecting the tenant portion in the manner outlined in the City of Hamilton's standard RSA.
7. Kiwanis will provide reports to the City of Hamilton in a manner outlined by the City of Hamilton in its standard RSA.
8. The agreement can only be transferred if the General Manager of the Health and Safe Communities Department ("GM") in his sole discretion and only in the following circumstances:
 - (a) the property is sold to another provider of "non-profit housing" who enters into an assignment agreement with the City and Kiwanis agreeing to be subject to all of the terms and conditions of the RSA for the remainder of the term of those agreements and such other terms and conditions as the GM and City Solicitor in their sole discretion deem appropriate.
9. Units subject to the RSA may increase rents annually within a tenancy by the

Provincial Guideline amount as specified annually by the Ontario Ministry of Municipal Affairs and Housing. Higher increases may be permitted at the sole discretion of the GM following submission of a business case justifying the increase.

10. Such additional terms and conditions as negotiated by the GM and required by the City Solicitor.